

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1615/480-490 Collins Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1017/480-490 Collins Street Melbourne VIC 3000	\$280,000	22-Jan-20
3104/220 Spencer Street Melbourne VIC 3000	\$282,000	24-Dec-19
705/17 Singers Lane Melbourne VIC 3000	\$298,000	12-Mar-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 March 2020



**1017/480-490 Collins Street  
Melbourne VIC 3000**

 1  1  -

Sold Price **\$280,000** Sold Date **22-Jan-20**

Distance -



**3104/220 Spencer Street  
Melbourne VIC 3000**

 1  1  -

Sold Price **\$282,000** Sold Date **24-Dec-19**

Distance **0.47km**



**705/17 Singers Lane Melbourne VIC  
3000**

 1  1  -

Sold Price <sup>RS</sup> **\$298,000** Sold Date **12-Mar-20**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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